

## Price Indexes of New One-Family Houses Sold Including Value of Lot

[1996 = 100.0. Index based on kinds of houses sold in 1996]

Year						Annual			
	Annual	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Northeast	Midwest	South	West
1963	17.8	17.9	17.7	17.5	17.8	15.1	19.2	20.5	15.2
1964	18.0	17.5	17.7	17.9	18.1	14.3	18.6	21.0	15.6
1965	18.3	18.1	18.1	18.2	18.6	15.1	19.3	21.2	15.6
1966	19.1	18.4	19.2	18.9	19.3	16.1	20.4	22.2	16.1
1967	19.6	19.5	19.4	19.4	19.8	16.7	21.2	22.6	16.3
1968	20.7	20.3	20.5	20.4	21.1	18.3	22.6	23.5	16.7
1969	22.2	21.9	22.2	22.4	22.7	19.9	24.7	25.1	18.2
1970	22.8	22.5	23.3	22.7	22.9	21.3	24.7	25.9	18.6
1971	24.1	23.4	24.0	24.4	24.6	22.7	25.6	27.9	19.2
1972	25.6	25.1	25.3	25.7	26.6	24.4	27.3	29.6	20.4
1973	27.9	26.7	27.6	28.6	29.0	26.4	29.4	31.6	22.9
1974	30.5	29.7	30.3	31.0	31.8	28.7	31.8	34.1	25.9
1975	33.7	33.0	33.5	33.8	34.7	31.1	35.0	37.5	29.1
1976	36.6	35.2	36.4	37.5	38.1	32.5	38.2	40.2	32.3
1977	41.3	39.5	40.9	41.6	44.0	34.7	42.5	44.1	38.2
1978	47.3	44.6	46.4	48.4	49.9	38.5	48.5	49.5	45.2
1979	54.0	51.4	54.2	55.1	57.2	43.7	54.3	56.6	52.1
1980	59.5	58.3	59.1	60.6	61.0	48.0	56.8	63.2	58.4
1981	64.2	63.8	64.6	64.6	65.2	52.1	62.1	68.7	62.0
1982	65.7	66.7	66.4	65.8	65.2	54.0	63.9	70.9	62.8
1983	67.1	66.8	67.0	68.0	68.0	57.3	63.7	72.8	64.0
1984	69.8	68.6	70.1	70.8	71.5	62.2	67.5	75.2	66.3
1985	70.7	71.3	70.8	70.5	71.7	68.5	66.4	76.7	66.7
1986	73.4	72.2	74.0	75.1	74.4	78.6	70.2	79.0	68.4
1987	77.4	76.3	77.6	78.8	79.0	89.2	74.9	81.9	72.0
1988	80.3	80.1	80.4	81.3	81.2	91.5	78.2	83.7	75.9
1989	83.5	82.8	84.4	84.4	84.0	94.1	80.0	86.1	80.7
1990	85.1	85.8	84.9	86.1	85.2	92.2	80.7	86.3	84.6
1991	86.2	85.4	87.2	87.9	85.9	89.2	82.8	87.9	85.1
1992	87.3	86.7	87.4	87.6	88.2	96.1	84.3	88.8	85.6
1993	91.1	88.9	91.8	92.2	91.4	93.3	90.0	93.0	88.7
1994	95.5	94.3	95.7	96.0	96.2	94.5	94.4	96.4	94.9
1995	98.2	96.8	97.7	98.0	98.7	96.7	98.1	99.4	96.5
1996	100.0	99.9	99.4	100.6	100.3	100.0	100.0	100.0	100.0
1997	102.9	101.5	102.9	102.5	103.1	102.8	103.3	102.8	102.8
1998	105.5	104.5	104.6	105.8	106.7	104.5	105.3	106.0	105.1
1999	110.7	109.4	109.8	110.9	111.3	108.8	110.3	110.5	111.7
2000	115.4	112.6	115.2	116.0	117.9	114.6	114.4	114.7	117.3
2001	119.5	118.1	120.6	119.4	120.8	122.6	115.8	117.8	123.9
2002	124.8	125.1	124.5	124.4	128.1	127.5	120.7	121.2	132.5
2003	131.9	129.7	129.7	133.6	135.2	137.5	124.7	126.5	144.3
2004	141.9	139.6	141.6	142.9	146.6	149.1	132.6	133.0	161.5
2005		148.9	152.6 <sup>r</sup>	153.5 <sup>p</sup>					

<sup>p</sup> Preliminary <sup>r</sup> Revised

**Average Sales Price of Kinds of One-Family Houses Sold in 1996  
Compared With That of Houses Actually Sold - United States**

Year	Average sales price of houses actually sold		Price Index	Average sales price of typical 1996 house	
	Price	Period- to-period percent change		Price	Period- to-period percent change
1963	\$19,300	(X)	17.8	\$29,700	(X)
1964	\$20,500	6.2%	18.0	\$29,900	0.7%
1965	\$21,500	4.9%	18.3	\$30,500	2.0%
1966	\$23,300	8.4%	19.1	\$31,800	4.3%
1967	\$24,600	5.6%	19.6	\$32,600	2.5%
1968	\$26,600	8.1%	20.7	\$34,400	5.5%
1969	\$27,900	4.9%	22.2	\$37,000	7.6%
1970	\$26,600	-4.7%	22.8	\$38,000	2.7%
1971	\$28,300	6.4%	24.1	\$40,100	5.5%
1972	\$30,500	7.8%	25.6	\$42,700	6.5%
1973	\$35,500	16.4%	27.9	\$46,400	8.7%
1974	\$38,900	9.6%	30.5	\$50,700	9.3%
1975	\$42,600	9.5%	33.7	\$56,200	10.8%
1976	\$48,000	12.7%	36.6	\$61,000	8.5%
1977	\$54,200	12.9%	41.3	\$68,700	12.6%
1978	\$62,500	15.3%	47.3	\$78,700	14.6%
1979	\$71,800	14.9%	54.0	\$89,900	14.2%
1980	\$76,400	6.4%	59.5	\$99,000	10.1%
1981	\$83,000	8.6%	64.2	\$106,800	7.9%
1982	\$83,900	1.1%	65.7	\$109,300	2.3%
1983	\$89,800	7.0%	67.1	\$111,700	2.2%
1984	\$97,600	8.7%	69.8	\$116,100	3.9%
1985	\$100,800	3.3%	70.7	\$117,600	1.3%
1986	\$111,900	11.0%	73.4	\$122,100	3.8%
1987	\$127,200	13.7%	77.4	\$128,800	5.5%
1988	\$138,300	8.7%	80.3	\$133,600	3.7%
1989	\$148,800	7.6%	83.5	\$138,900	4.0%
1990	\$149,800	0.7%	85.1	\$141,600	1.9%
1991	\$147,200	-1.7%	86.2	\$143,400	1.3%
1992	\$144,100	-2.1%	87.3	\$145,300	1.3%
1993	\$147,700	2.5%	91.1	\$151,600	4.3%
1994	\$154,500	4.6%	95.5	\$158,900	4.8%
1995	\$158,700	2.7%	98.2	\$163,400	2.8%
1996	\$166,400	4.9%	100.0	\$166,400	1.8%
1997	\$176,200	5.9%	102.9	\$171,200	2.9%
1998	\$181,900	3.2%	105.5	\$175,600	2.6%
1999	\$195,600	7.5%	110.7	\$184,200	4.9%
2000	\$207,000	5.8%	115.4	\$192,000	4.2%
2001	\$213,200	3.0%	119.5	\$198,800	3.5%
2002	\$228,700	7.3%	124.8	\$207,700	4.5%
2003	\$246,300	7.7%	131.9	\$219,500	5.7%
2004	\$274,500	11.4%	141.9	\$236,100	7.6%

X Not applicable.

**Average Sales Price of Kinds of One-Family Houses Sold in 1996  
Compared With That of Houses Actually Sold - Northeast and Midwest**

Year	Average sales price of houses actually sold		Price Index	Average sales price of typical 1996 house	
	Price	Period- to-period percent change		Price	Period- to-period percent change
	Northeast				
1963	\$22,300	(X)	15.1	\$34,200	(X)
1964	\$21,800	-2.2%	14.3	\$32,500	-5.0%
1965	\$22,900	5.0%	15.1	\$34,200	5.2%
1966	\$25,200	10.0%	16.1	\$36,500	6.7%
1967	\$27,700	9.9%	16.7	\$37,800	3.6%
1968	\$30,100	8.7%	18.3	\$41,600	10.1%
1969	\$33,400	11.0%	19.9	\$45,200	8.7%
1970	\$32,800	-1.8%	21.3	\$48,400	7.1%
1971	\$34,400	4.9%	22.7	\$51,600	6.6%
1972	\$35,700	3.8%	24.4	\$55,400	7.4%
1973	\$40,600	13.7%	26.4	\$59,800	7.9%
1974	\$43,700	7.6%	28.7	\$65,200	9.0%
1975	\$47,000	7.6%	31.1	\$70,600	8.3%
1976	\$50,000	6.4%	32.5	\$73,600	4.2%
1977	\$54,800	9.6%	34.7	\$78,600	6.8%
1978	\$63,000	15.0%	38.5	\$87,400	11.2%
1979	\$71,500	13.5%	43.7	\$99,100	13.4%
1980	\$80,300	12.3%	48.0	\$108,900	9.9%
1981	\$88,500	10.2%	52.1	\$118,200	8.5%
1982	\$88,600	0.1%	54.0	\$122,500	3.6%
1983	\$96,200	8.6%	57.3	\$130,000	6.1%
1984	\$107,400	11.6%	62.2	\$141,100	8.5%
1985	\$121,900	13.5%	68.5	\$155,400	10.1%
1986	\$151,300	24.1%	78.6	\$178,300	14.7%
1987	\$170,900	13.0%	89.2	\$202,300	13.5%
1988	\$179,300	4.9%	91.5	\$207,500	2.6%
1989	\$188,600	5.2%	94.1	\$213,400	2.8%
1990	\$190,500	1.0%	92.2	\$209,100	-2.0%
1991	\$188,800	-0.9%	89.2	\$202,300	-3.3%
1992	\$194,900	3.2%	96.1	\$218,000	7.8%
1993	\$183,600	-5.8%	93.3	\$211,600	-2.9%
1994	\$200,500	9.2%	94.5	\$214,300	1.3%
1995	\$216,600	8.0%	96.7	\$219,300	2.3%
1996	\$226,800	4.7%	100.0	\$226,800	3.4%
1997	\$234,100	3.2%	102.8	\$233,200	2.8%
1998	\$240,100	2.6%	104.5	\$237,000	1.6%
1999	\$247,900	3.2%	108.8	\$246,800	4.1%
2000	\$274,800	10.9%	114.6	\$259,900	5.3%
2001	\$294,300	7.1%	122.6	\$278,100	7.0%
2002	\$301,300	2.4%	127.5	\$289,200	4.0%
2003	\$315,700	4.8%	137.5	\$311,900	7.8%
2004	\$366,100	16.0%	149.1	\$338,200	8.4%
	Midwest				
1963	\$19,700	(X)	19.2	\$30,400	(X)
1964	\$20,700	5.1%	18.6	\$29,400	-3.3%
1965	\$22,800	10.1%	19.3	\$30,500	3.7%
1966	\$24,600	7.9%	20.4	\$32,300	5.9%
1967	\$26,400	7.3%	21.2	\$33,600	4.0%
1968	\$28,500	8.0%	22.6	\$35,800	6.5%
1969	\$29,900	4.9%	24.7	\$39,100	9.2%
1970	\$28,000	-6.4%	24.7	\$39,100	0.0%
1971	\$29,900	6.8%	25.6	\$40,500	3.6%
1972	\$31,400	5.0%	27.3	\$43,100	6.4%
1973	\$36,700	16.9%	29.4	\$46,400	7.7%
1974	\$39,300	7.1%	31.8	\$50,200	8.2%
1975	\$43,400	10.4%	35.0	\$55,400	10.4%
1976	\$48,600	12.0%	38.2	\$60,300	8.8%
1977	\$55,200	13.6%	42.5	\$67,100	11.3%
1978	\$64,200	16.3%	48.5	\$76,700	14.3%
1979	\$73,000	13.7%	54.3	\$85,800	11.9%
1980	\$74,400	1.9%	56.8	\$89,800	4.7%
1981	\$82,500	10.9%	62.1	\$98,200	9.4%
1982	\$87,700	6.3%	63.9	\$101,000	2.9%
1983	\$97,600	11.3%	63.7	\$100,700	-0.3%
1984	\$107,800	10.5%	67.5	\$106,700	6.0%
1985	\$95,400	-11.5%	66.4	\$105,000	-1.6%
1986	\$102,600	7.5%	70.2	\$111,000	5.7%
1987	\$115,500	12.6%	74.9	\$118,400	6.7%
1988	\$123,700	7.1%	78.2	\$123,600	4.4%
1989	\$130,600	5.6%	80.0	\$126,500	2.3%
1990	\$133,000	1.8%	80.7	\$127,600	0.9%
1991	\$134,500	1.1%	82.8	\$130,900	2.6%
1992	\$136,400	1.4%	84.3	\$133,300	1.8%
1993	\$143,100	4.9%	90.0	\$142,300	6.8%
1994	\$152,700	6.7%	94.4	\$149,200	4.8%
1995	\$157,200	2.9%	98.1	\$155,100	4.0%
1996	\$158,100	0.6%	100.0	\$158,100	1.9%
1997	\$173,000	9.4%	103.3	\$163,300	3.3%
1998	\$179,200	3.6%	105.3	\$166,500	2.0%
1999	\$186,800	4.2%	110.3	\$174,400	4.7%
2000	\$199,300	6.7%	114.4	\$180,900	3.7%
2001	\$201,300	1.0%	115.8	\$183,100	1.2%
2002	\$209,800	4.2%	120.7	\$190,800	4.2%
2003	\$218,200	4.0%	124.7	\$197,200	3.4%
2004	\$240,800	10.4%	132.6	\$209,600	6.3%

X Not applicable.

**Average Sales Price of Kinds of One-Family Houses Sold in 1996  
Compared With That of Houses Actually Sold - South and West**

Year	Average sales price of houses actually sold		Price Index	Average sales price of typical 1996 house	
	Price	Period- to-period percent change		Price	Period- to-period percent change
	South				
1963	\$16,800	(X)	20.5	\$29,400	(X)
1964	\$18,100	7.7%	21.0	\$30,000	2.0%
1965	\$18,900	4.4%	21.2	\$30,300	1.0%
1966	\$20,200	6.9%	22.2	\$31,800	5.0%
1967	\$21,100	4.5%	22.6	\$32,300	1.6%
1968	\$23,600	11.8%	23.5	\$33,700	4.3%
1969	\$25,300	7.2%	25.1	\$35,900	6.5%
1970	\$24,000	-5.1%	25.9	\$37,000	3.1%
1971	\$25,900	7.9%	27.9	\$39,900	7.8%
1972	\$28,500	10.0%	29.6	\$42,400	6.3%
1973	\$33,200	16.5%	31.6	\$45,200	6.6%
1974	\$36,800	10.8%	34.1	\$48,800	8.0%
1975	\$39,600	7.6%	37.5	\$53,700	10.0%
1976	\$43,800	10.6%	40.2	\$57,500	7.1%
1977	\$48,100	9.8%	44.1	\$63,100	9.7%
1978	\$55,600	15.6%	49.5	\$70,800	12.2%
1979	\$63,800	14.7%	56.6	\$81,000	14.4%
1980	\$69,100	8.3%	63.2	\$90,400	11.6%
1981	\$75,600	9.4%	68.7	\$98,300	8.7%
1982	\$78,300	3.6%	70.9	\$101,500	3.3%
1983	\$83,000	6.0%	72.8	\$104,200	2.7%
1984	\$86,000	3.6%	75.2	\$107,600	3.3%
1985	\$88,900	3.4%	76.7	\$109,800	2.0%
1986	\$95,300	7.2%	79.0	\$113,000	2.9%
1987	\$106,600	11.9%	81.9	\$117,200	3.7%
1988	\$114,800	7.7%	83.7	\$119,800	2.2%
1989	\$123,100	7.2%	86.1	\$123,200	2.8%
1990	\$123,500	0.3%	86.3	\$123,500	0.2%
1991	\$123,000	-0.4%	87.9	\$125,800	1.9%
1992	\$126,900	3.2%	88.8	\$127,100	1.0%
1993	\$133,600	5.3%	93.0	\$133,100	4.7%
1994	\$136,800	2.4%	96.4	\$137,900	3.6%
1995	\$142,000	3.8%	99.4	\$142,200	3.1%
1996	\$143,100	0.8%	100.0	\$143,100	0.6%
1997	\$151,400	5.8%	102.8	\$147,100	2.8%
1998	\$159,700	5.5%	106.0	\$151,700	3.1%
1999	\$173,000	8.3%	110.5	\$158,100	4.2%
2000	\$179,000	3.5%	114.7	\$164,100	3.8%
2001	\$185,700	3.7%	117.8	\$168,600	2.7%
2002	\$197,500	6.4%	121.2	\$173,400	2.8%
2003	\$208,900	5.8%	126.5	\$181,000	4.4%
2004	\$232,800	11.4%	133.0	\$190,300	5.1%
	West				
1963	\$20,800	(X)	15.2	\$28,300	(X)
1964	\$23,200	11.5%	15.6	\$28,900	2.1%
1965	\$23,200	0.0%	15.6	\$29,100	0.7%
1966	\$25,500	9.9%	16.1	\$30,000	3.1%
1967	\$26,100	2.4%	16.3	\$30,300	1.0%
1968	\$27,100	3.8%	16.7	\$31,000	2.3%
1969	\$27,400	1.1%	18.2	\$33,800	9.0%
1970	\$26,900	-1.8%	18.6	\$34,600	2.4%
1971	\$28,000	4.1%	19.2	\$35,700	3.2%
1972	\$30,500	8.9%	20.4	\$37,900	6.2%
1973	\$35,300	15.7%	22.9	\$42,600	12.4%
1974	\$39,300	11.3%	25.9	\$48,100	12.9%
1975	\$44,300	12.7%	29.1	\$54,000	12.3%
1976	\$51,900	17.2%	32.3	\$60,000	11.1%
1977	\$60,700	17.0%	38.2	\$70,900	18.2%
1978	\$70,100	15.5%	45.2	\$84,000	18.5%
1979	\$82,000	17.0%	52.1	\$96,900	15.4%
1980	\$89,400	9.0%	58.4	\$108,600	12.1%
1981	\$95,800	7.2%	62.0	\$115,300	6.2%
1982	\$92,600	-3.3%	62.8	\$116,700	1.2%
1983	\$97,200	5.0%	64.0	\$119,000	2.0%
1984	\$109,400	12.6%	66.3	\$123,300	3.6%
1985	\$111,800	2.2%	66.7	\$124,000	0.6%
1986	\$116,100	3.8%	68.4	\$127,200	2.6%
1987	\$134,600	15.9%	72.0	\$133,800	5.2%
1988	\$155,700	15.7%	75.9	\$141,100	5.5%
1989	\$173,900	11.7%	80.7	\$150,000	6.3%
1990	\$180,600	3.9%	84.6	\$157,300	4.9%
1991	\$176,400	-2.3%	85.1	\$158,200	0.6%
1992	\$157,800	-10.5%	85.6	\$159,100	0.6%
1993	\$161,900	2.6%	88.7	\$164,900	3.6%
1994	\$168,900	4.3%	94.9	\$176,400	7.0%
1995	\$169,800	0.5%	96.5	\$179,400	1.7%
1996	\$185,900	9.5%	100.0	\$185,900	3.6%
1997	\$198,200	6.6%	102.8	\$191,100	2.8%
1998	\$200,500	1.2%	105.1	\$195,400	2.3%
1999	\$221,700	10.6%	111.7	\$207,700	6.3%
2000	\$238,900	7.8%	117.3	\$218,100	5.0%
2001	\$250,000	4.6%	123.9	\$230,300	5.6%
2002	\$276,500	10.6%	132.5	\$246,300	6.9%
2003	\$306,800	11.0%	144.3	\$268,300	8.9%
2004	\$340,000	10.8%	161.5	\$300,200	11.9%

X Not applicable.